of the Zoming Pagulations of Davis	y, to the Zoning Law of Baltimore County; for the ctical difficulty)  ack in lieu of the required 50 Ft. as
(marcage mardanip of hist	y, to the Zoning Law of Baltimore County; for the
Desire more living space, bed amily. Father died. mother will live	trooms as there are faur ability
Property is to be posted and advertise	d as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above petition, and further agree to and are to be t Baltimors County adopted pursuant to the Zo.	Variance advertising, posting, etc., upon filing of this 5,5,220 bound by the zoning regulations and restrictions of 5,5,220 ning Law For Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):  Take of Chaffer
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature Signature
Attorney for Petitioner:	
(Type or Print Name)	Joi Midlass Dr. 686 4069 Address Phone No. Lattimore, Md. 31220
Signature	City and State work Phone 477 9310
A^dress	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.
ORDERED By The Zoning Commissioner	of Baltimore County, thisday
out Baltimore County that property he nested	the subject matter of this petition be advertised, as nty, in two newspapers of general circulation through, and that the public hearing be had before the Zoning 106, County Office Building in Towson, Baltimore
	December 19_86 , at _10:00 o'clock
4M.	
•	Call Jobba
	Zoning Commissioner of Baltimore County.
	(over)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Ealtimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a memory of the control of the property situate in Ealtimore County and which is

BEFORE THE

IN RE: PETITION FOR ZONING VARIANCE N/S of Bayside Road, 165' W DEPUTY ZONING COMMISSIONER of Cedar Road (1246 Bayside Road) OF BALTIMORE COUNTY 15th Election District

Case No. 87-221-A

John R. Shaffer, et ux, Petitioners 

The Petitioners herein request a zoning variance to permit side yard setbacks of 25 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicates that the lot on which they plan to construct a new home is 100' wide by 200' long. A 50-foot wide dwelling is proposed to house the Petitioners, their four children, and the mother of one of the Petitioners. The husband is a truck driver who owns two vehicles, which will not be parked on site. The wife will do her husband's bookkeeping and fire pottery as a hobby, both within the house. The adjacent dwellings are 25 feet away from the property line on one side and 50 feet away from the property line on the other side. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; in the opinion of the Deputy Zoning Commissioner, the requested variances will not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this  $9^{\frac{11}{2}}$  day of December 1986, that the herein request for side yard

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 494-3353

ZONING COMMISSIONER

TOWSON, MARYLAND 21204 ARNOLD JABLON

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. & Mrs. John R. Shaffer 201 Midlass Drive

> RE: Petition for Zoning Variance N/S of Bayside Road, 165' W of Cedar Road (1246 Bayside Road) 15th Election District

> > Case No. 87-221-A

Dear Mr. & Mrs. Shaffer:

Baltimore, Maryland 21220

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted, in accordance with the attached Order.

December 9, 1986

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

Being the property of <u>John R. Shaffer, et ux</u> plan filed with the Zoning Office. , as shown on plat

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-221-A

(1246 Bayside Road)

Towson, Maryland

in lieu of the required 50 feet

DATE AND TIME: Wednesday, December 3, 1986, at 10:00 a.m.

Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit side yard setbacks of 25 feet

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

LOCATION:

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

North Side of Bayside Road, 165 feet West of Cedar Road

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

setbacks of 25 feet in lieu of the required 50 feet, in accordance with the plan

Compliance with Mr. Norman Gerber's comments dated December 2, 1986 with regard to vegetation.

subject to the following restrictions:

submitted and identified as Petitioner's Exhibit 1, be and are hereby GRANTED,

The existing quantity of trees, shrubbery and vegetation shall be maintained.

Beginning on the north side of Bayside Road 30 feet wide, at the distance of 165 feet west of centerline of Cedar Road. Being lots 96 & 97 in the subdivision of Evergreen Park, Book No. 7, Folio 174. Also known as 1246

RE: PETITION FOR VARIANCE N/S of Bayside Rd., 165' W of Cedar Rd. (1246 Bayside Rd.), :

final Order.

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JOHN R. SHAFFER, et ux, Case No. 87-221-A

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

Phyllis Cole Friedman

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John R. Shaffer, 201 Midlass Drive, Baltimore, MD 21220, Petitioners.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13 19 86 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 13

THE JEFFERSONIAN,

Gusan Suder Obrect

Cost of Advertising

24.75

DESCRIPTION OF PROPERTY FOR ITEM #118

Bayside Road in the 15th Election District.

15th District

Petitioners :::::::

ENTRY OF APPEARANCE

Phyllis Cole Friedman People's Counsel for Baltimore County

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. John R. Shaffer Mrs. Tracey C. Shaffer 201 Midlass Drive Baltimore, Maryland 21220

> RE: PETITION FOR ZONING VARIANCE N/S of Bayside Rd., 165' W of Cedar Rd. (1246 Bayside Rd.) 15th Election District John R. Shaffer, et ux - Petitioners Case No. 87-221-A

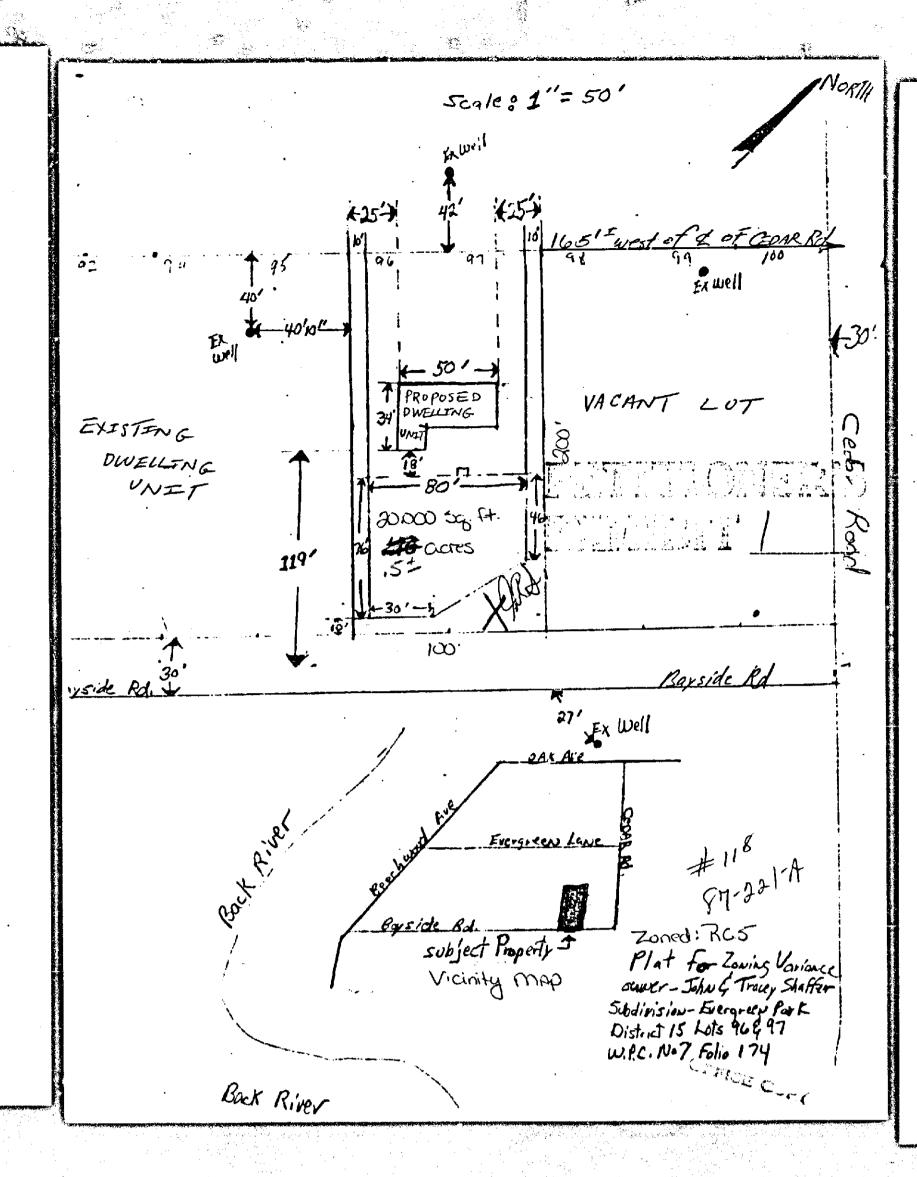
Dear Mr. and Mrs. Shaffer:

This is to advise you that is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing.

No. 025731 County, Maryland, and remit BALTIMORE COUNTY, MARYLAND ing, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & POST RETURNED AMOUNT \$ 61.49 Mr. John R. Shaffer, 201 Midlass Dr., Apt. 1 Baltimore, Md. 21220 ADVERTISING & POSTING COSTS RE CASE #87-221-A 



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date December 2, 1986 TO\_\_\_\_Arnold\_Jablon\_\_\_\_ Zoning Commissioner

FROM Norman E. Gerber, AICP, Director Office of Planning and Zoning SUBJECT\_Chesapeake Bay Critical Area Finding John R. Shaffer, et ux (87-221-A, Item 118)

This petition has been reviewed by the staff of the Office of Planning and Zoning and it has been found that it is consistent with the requirements of the Chesapeake Bay Critical Area program provided that:

- 1) Existing vegetation be maintained wherever possible and that enhancement tree plantings be made to the degree possible in order to reduce erosion, sedimentation and runoff and to provide wildlife habitat.
- 2) Runoff from impervious surfaces be managed to allow infiltration by spreading runoff over vegetated areas toward suitable outfall.

Office of Planning & Zoning

NEG/PJS/jat

cc: Uri Avin Tim Dugan Jim Hoswell Andrea VanArsdale Tom Vidmar People's Counsel

BALTIMONE COUNT OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

NOVEMBER 5, 1986 (CRITICAL AREA)

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986 Item # 118 Property Owner: JOHN R. SHAFFER, etal Location: W/S OF BAYSIDE RO. WEST OF THE

& OF CEUPE RD

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The Items checked below are

> )There are no site planning factors requiring comment. )A County Review Group Meeting is required. )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior to issuance of a building permit. )The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.
>
> Parking calculations must be shown on the plan.
>
> This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X)Additional comments:

"THIS SITE IS LOCATED IN THE CHESAPERKE BAY CRITICAL
AREA, ADDITIONAL COMMENTS WILL BE PROVIDED BY THE
COMPREHENSIVE PLANNING DIVISION."

David Fields, Acting Chief Current Planning and Development

Mr. John R. Shaffer Mrs. Tracey C. Shaffer 201 Midlass Drive Baltimore, Maryland 21220

October 31, 1986

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE N/S of Bayside Rd., 165' W of Cedar Rd. (1246 Bayside Rd.) 15th Election District John R. Shaffer, et ux - Petitioners Case No. 87-221-A

10:00 a.m.

The state of the s

Wednesday, December 3, 1986

PLACE: Room 30i, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

of Baltimore County

No. 025974

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

BALTIMORE COUNTY, MARYLAND

O

AMOUNT \$ 35.00 VARIANCE E.B. 0 057\*\*\*\*\*\*350C:a \$17&FITEM # 118

ALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date December 2, 1986 Norman E. Gerber, AICP, Director

FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 87-217-A and 87-221-A

Please consider the Chesapeake Bay Critical Area finding (See memoranda dated 12/2/86 from Norman E. Gerber to Arnold Jablon) to be the position of this office.

NEG:JGH:slb

O jent 1/20/26

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Bureau of Engineering

Department of State Roads Commissio Bureau of Fire Prevention Health Department

Project Planning Building Department Board of Education Zoning Administration Industrial Development

Mr. John R. Shaffer 201 Midlass Drive Baltimore, Maryland 21220

> RE: Item No. 118 - Case No. 87-221-A Petitioner: John R. Shaffer, et ux Petition for Zoning Variance

Dear Mr. Shaffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, ames E. Dyer /KRB

ZAMES E. DYER Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

cc: James Hoswell

STEPHEN E. COLLINS DIRECTOR

October 23, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

MSF:1t

The Department of Traffic Engineering has no comments for items number 102, 116, 117, 118, 120, 121, 123, and 126.

Michael S. Flanigan

Traffic Engineer Associate I

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towcon, Maryland

District 15 Th	Date of Posting ///15/86
District	Date of Posting
Posted for: Variance	
Parisioner John P. Sheffer etus	
N/S Bausido Rd 163	" W/cedox Pd
Location of property: N/S Bayside Rd., 163	Pt
Location of Signs Lecting Bayside Rd, appro	x 10° Fx. readway,
on proporty of Potitioner	
Remarks:	
Posted by Signature Da	ate of return: 11/11/86
Number of Signa:	

Probable Michael Commission of Machine Commission and Commission of the Commission o Petition for Zoning Variance 18th Election District
Case No. 87-221-A
LOCATION: North Side of Bayside (1246 Bayside Road). DATE & TIME: Wednesday. D cember 3, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 301, County: Office Building, 111 West Chesapeake Avenue, Towson, The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Baltimore Being the property of John R. Shan granted, a building permit may be isfor a stay of the insuance of said per mit during this period for good cause

## **Times**

Middle River, Md., 7/00.13 19 86 / This is to Certify, That the annexed etition REQ L 96980 was inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each November



Cctober 14, 1986

TED ZALESKI, JR.

DIRECTOR

Comments on Item # 118 Zoning Advisory Committee Meeting are as follows: John R. Shaffer, et ux (CRITICAL AREA) N/S of Bayside Road, west of c/l of Cedar Road

All structures shall conform to the Beltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect

3. All Use Groups except R-b Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-b Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(a) \_\_\_\_\_\_, of the Baltimore

The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above see level for the lot end the finish floor levels including basement.

Grade elevations and floor elevations above sea level shall be shown on plans when submitted for a permit.

> K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111

BALTIMORE COUNTY DEPARTMENT OF HEALTH

County Office Building	
Towson, Maryland 21204	
Zoning Item # 118, Zoning Advisory Committee Meets	ing of <u>9-30-8</u>
Property Owner: John R. Shaffer.	etus
Location: N/S Baybade ROVV	District 15

COMMENTS ARE AS FOLLOWS:

Zoning Commissioner

Office of Planning and Zoning

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prier to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins. A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

A permit to construct from the Division of Air Pollution Control is required for any chart roiler operation which has a total cooking surface area of five (5) square 1. . or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

September 29, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson . Maryland 21204

RE: Property Owner: JohnR. Shaffer, et ux (CRITICAL AREA)

Location: N/S of Bayside Rd., west of the centerline of Cedar Road

Zoning Agenda: Meeting of 9/30/86 Item No.: 118

Gentlemen:

PAUL H. REINCKE

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Fublic Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCSEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

Planning Group Special Inspection Division SPECIAL TE FOR CONSTRUCTION IN TIDAL OF IVERINE AREAS BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984 EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

CONSTRUCTION IN AREAS SUBJECT TO FLOODING ( 2-0

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 15th day of october 19 86

Zoning Commissioner

Received by: James E. Dyer

Chairman, Zoning Plans Advisory Committee

WWQ 2 4/86

BUREAU OF ENVIRONMENTAL SERVICES

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or

( ) Any abandoned underground storage tanks containing gasoline, waste oil, sol-

vents, etc., must have the contents removed by a licensed hauler and either

the Division of Environmental Support Services to determine whether

be removed from the property or properly backfilled. Prior to removal or

, abandonment, owner must contact the Division of Water Quality and Waste

( ) Soil percolation tests (have been must be) conducted.

( ) The results are valid until 4-22-89

( ) Soil percolation test results have expired. Petitioner should contact

( ) Where water wells are to be used as a source of water supply, a well meeting

is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit

( ) In accordance with Section 13-117 of the Baltimore County Code, the water

(V) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydro-

geological Study and an Environmental Effects Report must be submitted.

disposal of potentially hazardous materials and solid wastes.

Management at 494-3768.

well yield test

additional tests are required.

shall be valid until

the minimum Baltimore County Standards must be drilled,